030.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,800 /	837,800
					USE VALUE:	837,800 /	837,800
					ASSESSED:	837,800 /	837,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142	-144	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAINI SARBJIT S &
Owner 2:	SINGH BHOPINDER
Owner 3:	
Street 1:	144 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAINI KAUR SATWANT -
Owner 2:	-
Street 1:	144 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,193 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1973, having primarily Aluminum Exterior and 3014 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5193.000	423,200		414,600	837,800
Total Card	0.119	423,200		414,600	837,800
Total Parcel	0.119	423,200		414,600	837,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.97 | /Parcel: 277.9

Legal Description

User Acct 20569

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,200	0	5,193.	414,600	837,800	837,800	Year End Roll	12/18/2019
2019	104	FV	386,200	0	5,193.	440,500	826,700	826,700	Year End Roll	1/3/2019
2018	104	FV	386,200	0	5,193.	321,300	707,500	707,500	Year End Roll	12/20/2017
2017	104	FV	362,500	0	5,193.	279,800	642,300	642,300	Year End Roll	1/3/2017
2016	104	FV	362,500	0	5,193.	238,400	600,900	600,900	Year End	1/4/2016
2015	104	FV	310,600	0	5,193.	233,200	543,800	543,800	Year End Roll	12/11/2014
2014	104	FV	310,600	0	5,193.	191,700	502,300	502,300	Year End Roll	12/16/2013
2013	104	FV	322,800	0	5,193.	182,400	505,200	505,200		12/13/2012

!2480!

PRINT

Date	Time
12/10/20	17:52:59

LAST REV

Date	Time
04/02/19	14:20:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2480

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAINI KAUR SATW	67785-429		8/10/2016	Convenience	99	No	No		
SAINI SINGH BAL	53678-354		10/16/2009	Family	99	No	No		
SAINI SINGH BAL	34201-216		12/5/2001	Family	99	No	No		
DUBE WALTER/ETA	25422-6		6/28/1995		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	20569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2016	703	Solar Pa	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
11/6/2000	Hearing N/C	201	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/23/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5193		Sq. Ft.	Site		0	80.	1.00	1			Med. Tr	-10					414,568						414,600	

Total AC/HA: 0.11921 | Total SF/SM: 5193 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 414,568 | Spl Credit | Total: 414,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.1	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.08388424
Const Adj.:	1.00500000
Adj $ / SQ:	152.503
Other Features:	146500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588602
Depreciation:	165397
Depreciated Total:	423204

COMMENTS

IN-LAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	3	HB	2				

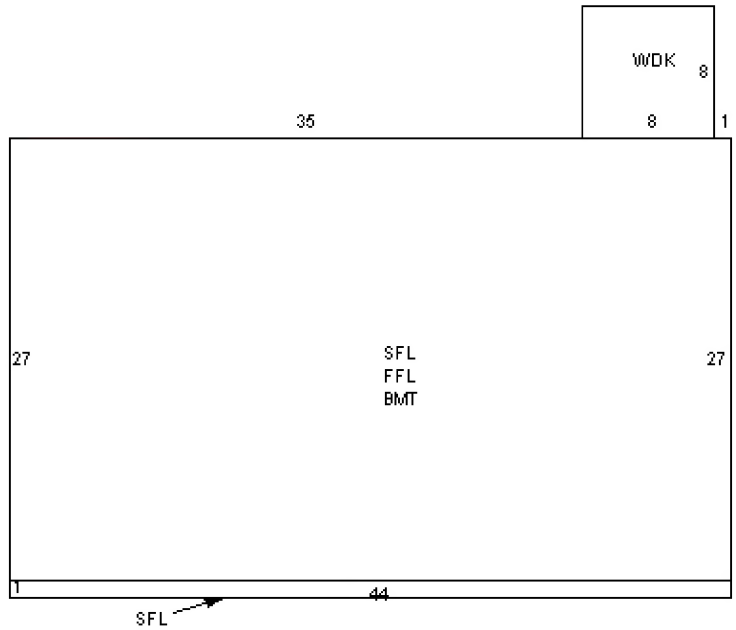
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.50
Special Features:	0	Val/Su Net:	115.25
Final Total:	423200	Val/Su SzAd	174.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,232	152.500	187,883
BMT	Basement	1,188	60.620	72,016
FFL	First Floor	1,188	152.500	181,173
WDK	Deck	64	16.080	1,029

Net Sketched Area:	3,672			Total:	442,101
Size Ad	2420	Gross Are	3672	FinArea	3014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X6	A	AV	1973	0.00	T	36.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	